| 170.0 | 0006 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,058,500 / 1,058,500 |
| | | | | | USE VALUE: | 1,058,500 / 1,058,500 |
| | | | | | ASSESSED: | 1,058,500 / 1,058,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 111 | | PARK AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LIU BING & |
| Owner 2: | TIAN WEIXIN |
| Owner 3: | |
| Street 1: | 111 PARK AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | VINCENT RICHARD N-NANCY A - |
| Owner 2: | - |
| Street 1: | 111 PARK AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 4044 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10240.000 | 569,400 | 5,500 | 483,600 | 1,058,500 |
| Total Card | 0.235 | 569,400 | 5,500 | 483,600 | 1,058,500 |
| Total Parcel | 0.235 | 569,400 | 5,500 | 483,600 | 1,058,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 261.75 | /Parcel: 261.75

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 112942
**GIS Ref**
**GIS Ref**
**Insp Date** 08/25/18

!13167!

## PREVIOUS ASSESSMENT

Parcel ID: 170.0-0006-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 569,400 | 5500 | 10,240. | 483,600 | 1,058,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 536,100 | 5500 | 10,240. | 483,600 | 1,025,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 536,100 | 5500 | 10,240. | 483,600 | 1,025,200 | 1,025,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 438,300 | 5500 | 10,240. | 483,600 | 927,400 | 927,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 448,600 | 5500 | 10,240. | 428,300 | 882,400 | 882,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 448,600 | 5500 | 10,240. | 359,200 | 813,300 | 813,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 396,500 | 5500 | 10,240. | 359,200 | 761,200 | 761,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 339,200 | 5500 | 10,240. | 310,900 | 655,600 | 655,600 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 16:19:53 |

## LAST REV

| Date | Time |
|---|---|
| 09/07/18 | 11:50:10 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13167

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| VINCENT RICHARD | 65621-297 | | 6/26/2015 | | 879,000 | No | No | | |
| | 15070-281 | | 6/1/1983 | | 139,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/2/2011 | 1077 | Redo Bat | 11,400 | C | | | | |
| 2/24/2006 | 121 | Porch | 7,000 | | | G8 | GR FY08 | enclose 2 porches |
| 5/4/2005 | 357 | Dormers | 20,000 | | | G6 | GR FY06 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/25/2018 | Inspected | HS | Hanne S |
| 5/17/2018 | MEAS&NOTICE | CC | Chris C |
| 7/14/2016 | Sales Review | PT | Paul T |
| 4/30/2012 | Info Fm Prmt | MM | Mary M |
| 12/24/2008 | Measured | 372 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/16/1999 | Measured | 263 | PATRIOT |
| 12/1/1981 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 112942 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10240 | | Sq. Ft. | Site | | 0 | 70. | 0.67 | 8 | | | Med. Tr | -5 | | | | | 483,591 | | | | | | 483,600 | |

| Total AC/HA: | 0.23508 | Total SF/SM: | 10240 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 483,591 | Spl Credit | | Total: | 483,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 97 - Tudor | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1929 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Average |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.03759694 |
| Const Adj.: | 0.99138588 |
| Adj $ / SQ: | 138.869 |
| Other Features: | 126609 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 699479 |
| Depreciation: | 130103 |
| Depreciated Total: | 569376 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

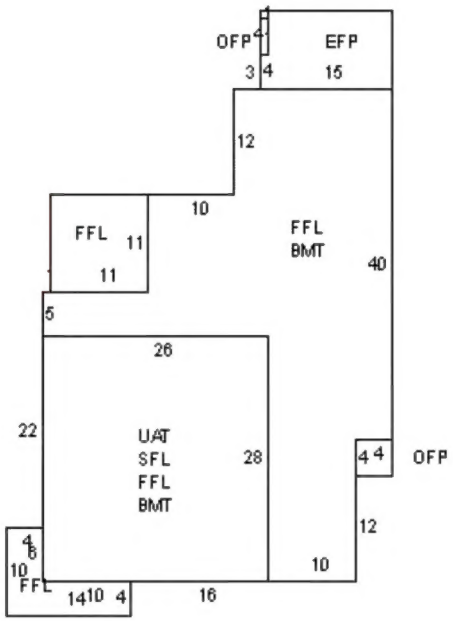
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 12 | 4 | M |
| Totals | | | |
| 1 | 12 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 152.76 |
| Special Features: | 0 | Val/Su Net: | 118.08 |
| Final Total: | 569400 | Val/Su SzAd | 210.19 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,981 | 138.870 | 275,099 |
| BMT | Basement | 1,780 | 65.090 | 115,869 |
| SFL | Second Floor | 728 | 138.870 | 101,097 |
| UAT | Upper Attic | 182 | 55.550 | 10,110 |
| EFP | Enclos Porch | 131 | 47.590 | 6,235 |
| OFP | Open Porch | 20 | 43.620 | 872 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,822 | | | Total: | 509,282 |
| Size Ad | 2709 | Gross Area | 5368 | FinArea | 4044 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 75 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

170.0-0006-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X20 | A | AV | 1929 | 21.58 | T | 40 | 101 | | | 4,900 | | | 4,900 |
| 19 | Patio | D | Y | 1 | 12X16 | A | AV | 1980 | 4.20 | T | 31.2 | 101 | | | 600 | | | 600 |

| More: | N | Total Yard Items: | 5,500 | Total Special Featues: | | Total: | 5,500 |
|---|---|---|---|---|---|---|---|